



Weekly Permit Bulletin

April 27, 2017

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION AND PUBLIC MEETING

[10845 Main Street – New Office Building](#)

Location: 10845 Main Street

Subarea: Southwest Bellevue

File Number: 17-109016-LD and 17-109017-LS

Description: Application for Design Review approval and Variance approval for a new 2 story office building with under-building parking.

Approvals Required: Design Review approval, Land Use Code Variance approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: May 11, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: May 9, 2017, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

Conference Room: 1E-120

Date of Application: March 27, 2017

Completeness Date: April 19, 2017

Applicant: Craig Carney, Freiheit and Ho Architects

Applicant Contact: Craig Carney, Freiheit and Ho Architects, 425-827-2100,

CCarney@fhoarch.com

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF APPLICATION

[Catala House](#)

Location: 17315 SE 42nd Ct.

Subarea: Newcastle

File Number: 17-108721-LO

Description: Application for a Critical Areas Land Use Permit approval to construct a new single family residence within a steep slope buffer. The proposal is supported by a Geotechnical Report.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: May 11, 2017. Refer to page one for information on how to comment on a project.

Date of Application: March 21, 2017

Completeness Date: April 3, 2017

Notice of Application Date: April 27, 2017

Applicant Contact: Alexander Pfeiffer, Batt and Lear, 206-301-1999,

alex.pfeiffer@battandlear.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[SE03414E Newport Shores/PSE](#)

Location: WSDOT R.O.W. between 120th Ave. SE and Lake Washington Blvd. SE.

Subarea: Factoria

File Number: 16-137788-LA

Description: Administrative Conditional Use Permit approval to replace an existing 59' PSE pole for new Glue Laminated 79' PSE pole with (4) new T-Mobile antennas and (4) new RRUs, plus (1) microwave dish antenna and associated radio. Permit includes installing cabinet equipment in new 12'x10'x6' brick enclosure.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Appeal Period Ends: May 11, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: July 25, 2016

Completeness Date: August 22, 2016

Notice of Application Date: August 25, 2016

Applicant: Regan O’Kane, SAC Wireless, 540 W Madison Street #1700, Chicago, IL 60661

Applicant Contact: Jeremy Boone, SAC Wireless, 708-473-2453,

Jeremy.boone@sacw.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF DECISION

[Jewell Tree Removal](#)

Location: 4255 120th Ave SE

Subarea: Factoria

File Number: 17-104507-LO

Description: Critical Areas Land Use Permit approval for removal of trees from a steep slope critical area and buffer, and replanting to restore critical area functions and values. Permit is required as result of an enforcement action.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: May 11, 2017, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: January 27, 2017

Completeness Date: February 9, 2017

Notice of Application Date: February 16, 2017

Applicant Contact: Maria Laing Jewell, 425-746-7373

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[COBU – Upper Kelsey Creek Stream Channel Improvement](#)

Location: 700 148th Avenue SE

Subarea: Southeast Bellevue

File Number: 17-106477-LO

Description: Critical Areas Land Use Permit approval for a City of Bellevue Utilities Department proposal in the Lake Hill Greenbelt Park around Larsen Lake to remove five existing 18-inch diameter pipes that carry Kelsey Creek

under a public trail and install a wooden pedestrian bridge to span the creek. Proposal includes associated disturbance to re-establish the stream channel through the subject reach and restoration of native vegetation.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: May 11, 2017, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: February 22, 2017

Completeness Date: March 22, 2017

Notice of Application Date: March 23, 2017

Applicant Contact: Jerry Shuster, COB Utilities, 425-452-5206,

jshuster@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Adams Short Plat](#)

Location: 3656 164th PL SE

Subarea: Eastgate

File Number: 13-133420-LN

Description: Preliminary Short Plat approval to subdivide an existing parcel into three single family lots.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 11, 2017, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: October 30, 2013

Completeness Date: December 3, 2013

Notice of Application Date: December 12, 2013

Applicant: Sam Adams

Applicant Contact: Tom Redding, Encompass Engineering, 425-392-0250,

tredding@encompasses.net

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF DECISION

Brio

Location: 1021 112th Ave NE

Neighborhood: Downtown Bellevue

File Number: 16-127213-LD and 17-106294-LS

Description: Design Review and Variance approval to construct a mixed-use residential project with a seven-story mid-rise building to the west and a 23-story residential tower to the east. The two buildings will contain approximately 259 residential units, a two-story retail podium with 17,166 SF of commercial/restaurant space, 8,729 SF of multi-purpose gym space, and underground parking for 406 vehicles. A Variance is requested in order to reduce the amount of required overhead weather protection. Currently, the site is occupied by a one-story building and a two-story building, each previously leased by the Puget Sound Blood Bank. The project is within a split-zone site that is zoned Downtown Residential (DNTN-R) for the western half and Downtown Mixed-Use (DNTN-MU) for the eastern half of the site.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: May 11, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Design Review Application: March 23, 2016

Date of Variance Application: February 17, 2017

Completeness Date for Design Review

Application: April 14, 2016

Completeness Date for Variance

Application: February 17, 2017

Notice of Application Date for Design

Review: April 21, 2016

Notice of Application Date for Variance:

March 9, 2017

Applicant: Linda Abe, Su Development, 425-453-8886 ext 313,

lindaabe@sudevelopment.com

Planner: Elizabeth Stead, 425-452-2725

Planner Email: estead@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

Sunset Elementary School

Location: 4229 W. Lake Sammamish Parkway SE

Neighborhood: Newcastle

File Number: 17-107820-LM

Description: To add 10,730 square feet to the existing Sunset Elementary School campus. The classroom wing will be two-story and 9,000 square feet while the kitchen /cafeteria addition will be one story and 1,230 square feet. Additional landscaping will be provided upon completion of the project.

Decision: Approval

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: May 11, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 3, 2017

Completeness Date: March 14, 2017

Notice of Application Date: March 23, 2017

Applicant: Issaquah School District, #411

Applicant Contact: Susan Conway, Bassetti Architects, 206.340.9500

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF DECISION

The Spring District – Parcel 17 - AMLI

Location: 1375 121st Avenue NE

Subarea: Bel-Red

File Number: 16-132401-LD, 16-132572-LO, 16-132525-LS

Description: Design Review approval, Critical Areas Land Use Permit approval and a Variance to construct a six story, 204 unit residential building, with three levels of below grade parking to accommodate 231 parking stalls. Ground level retail spaces will front 121st Avenue NE. The subject site is located within The Spring District on Parcel 17, which has frontage on both 121st Avenue NE and 120th Avenue NE. For reference, this site is located north of the Phase 1 residential development, currently under construction at the corner of 120th Avenue NE and NE 12th Street. A Critical Areas Land Use Permit is required for this project in order to construct the proposed

building over a steep slope area, running east to west, which would eliminate the slope. A Variance from the land use code has been requested to deviate from a required continuous 15 foot deep stepback, measured 40 feet above average finished grade, along the façade fronting 121st Avenue NE. The proposal aims to incorporate a stepback which varies from 5 feet to 15 feet.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: May 11, 2017, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: May 23, 2016

Notice of Application Date: June 30, 2016

Applicant Contact: Jon Hall, GGLO, 206-902-5508, jhall@gglo.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov